

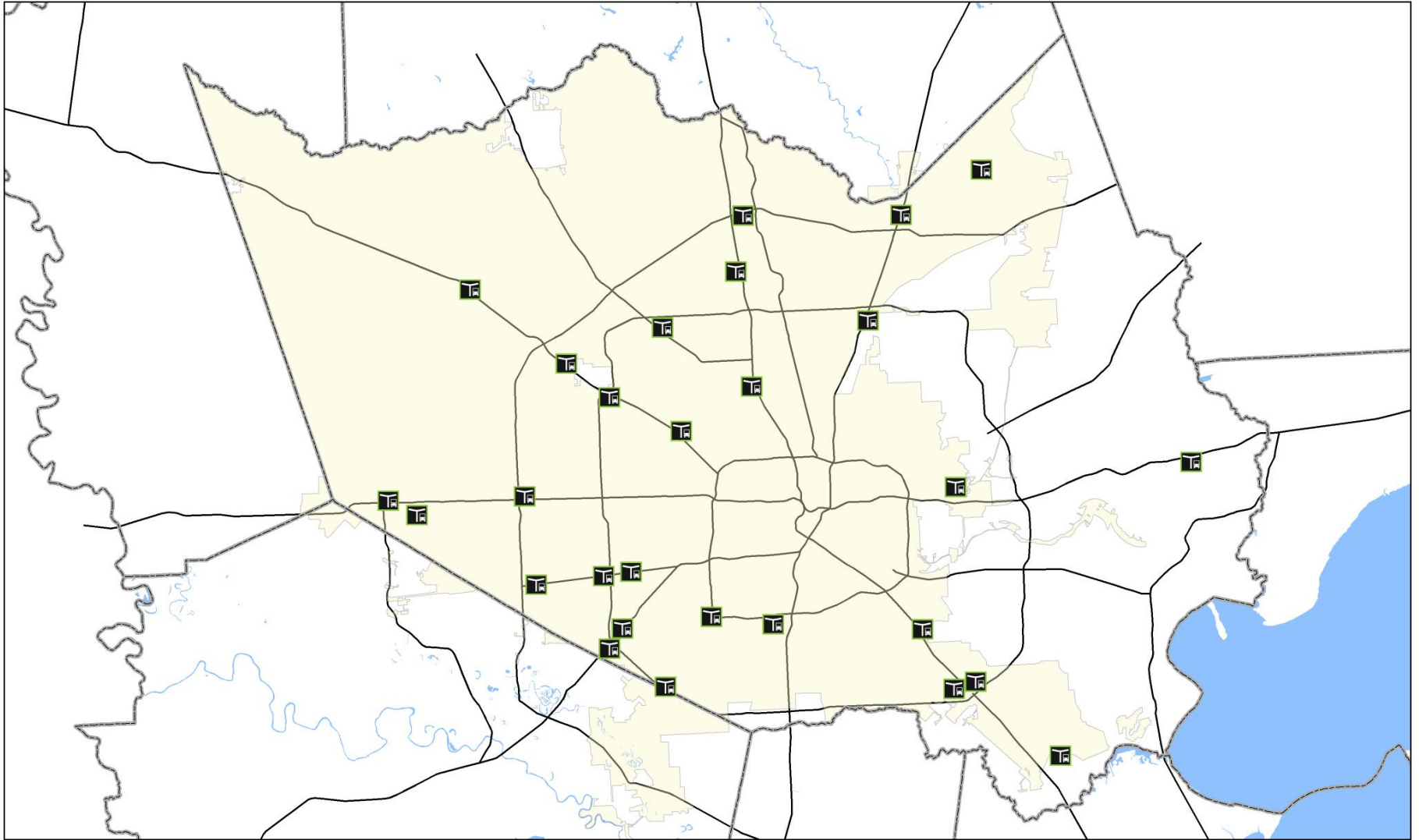
# **Houston METRO TOD & Joint Development**

FTA/PPP in Transit

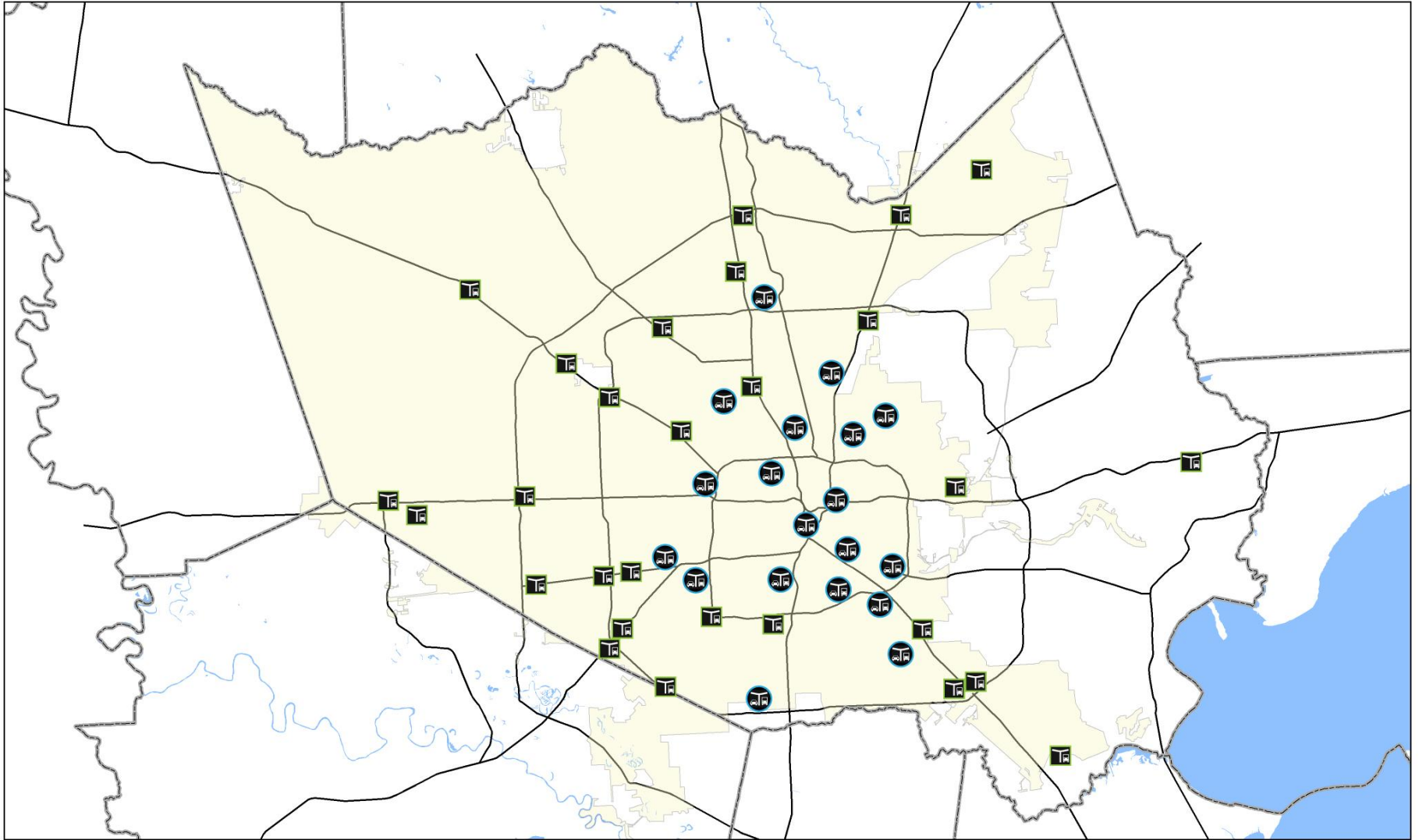
Oct. 23, 2008

Dallas, Texas

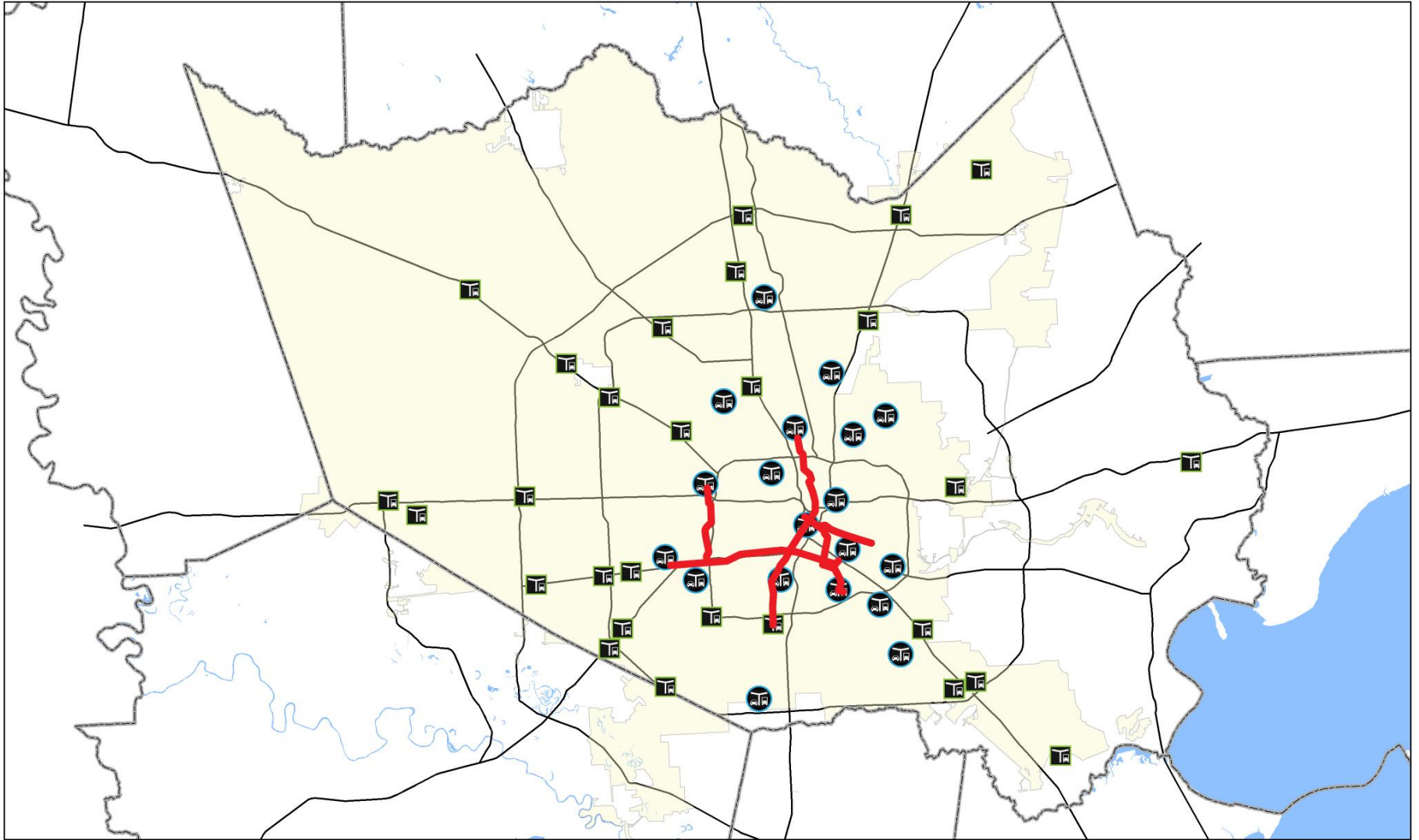
# Houston METRO Park & Rides



# Houston METRO Transit Centers



# Houston METRO Light Rail Expansion





# Suburban Park & Ride 1978-2005



## Original Plan

- 17 acre surface lot
- 1,500 spaces
- No private development

# New Suburban Park & Ride

- 1,500 space garage & transit facility
- 12.5 ac. for private development
- Covered sidewalks to future residential and retail
- 50 min ride to all major employment centers





# New Suburban Park & Ride

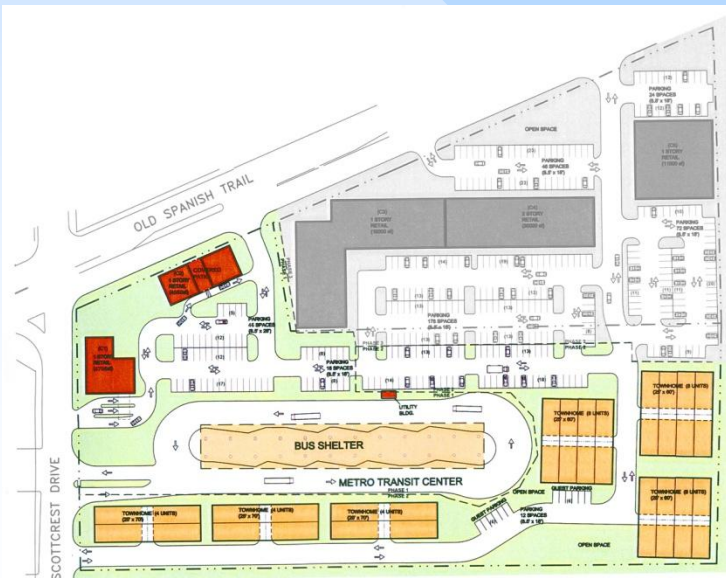
- 1,500 space garage
- 280 unit multi-family residential project
- 80,000 sq.ft. Retail & Office



# TOD – Inner City In-Fill

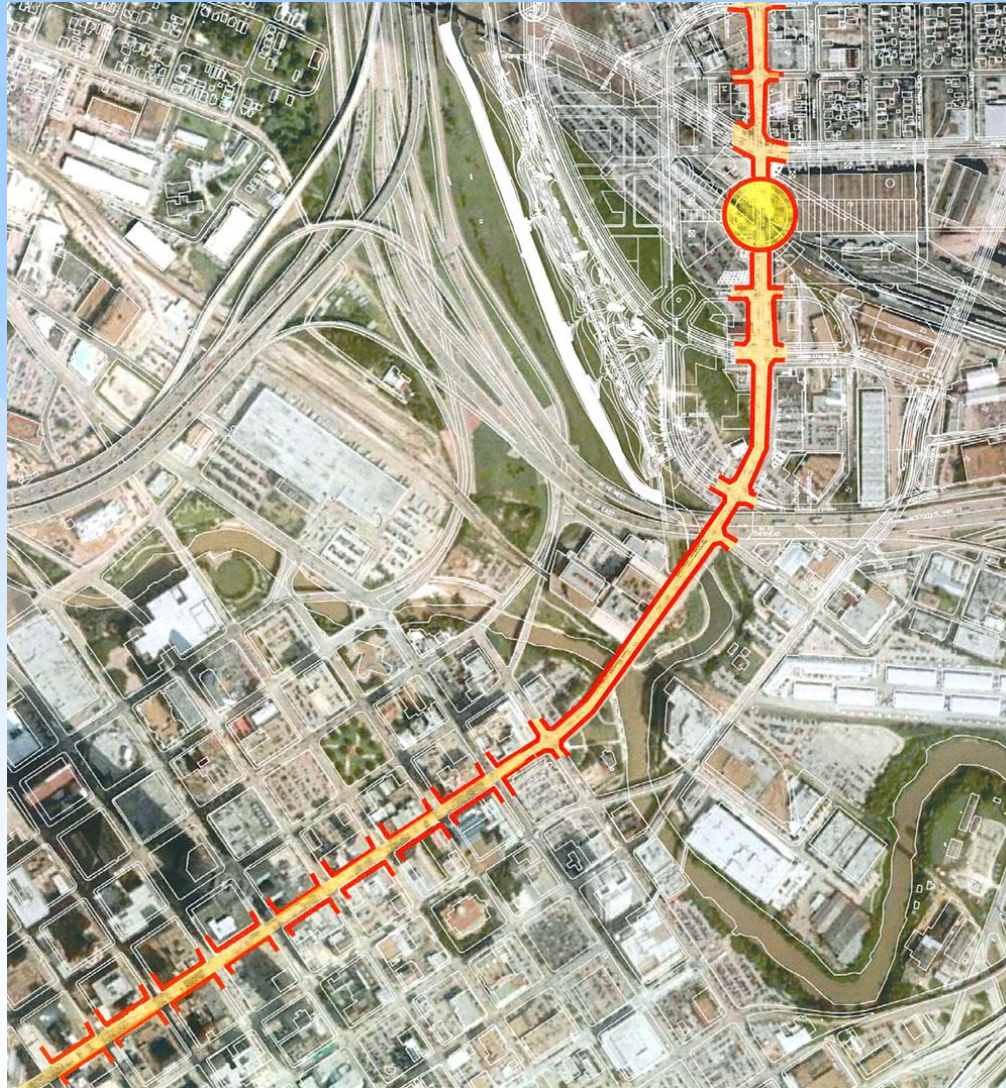


- Revitalized part of city
- 115 unit multi-family residential
- Tax credit finance project
- 15,000 sq.ft. retail





# Intermodal Terminal



# Intermodal Terminal

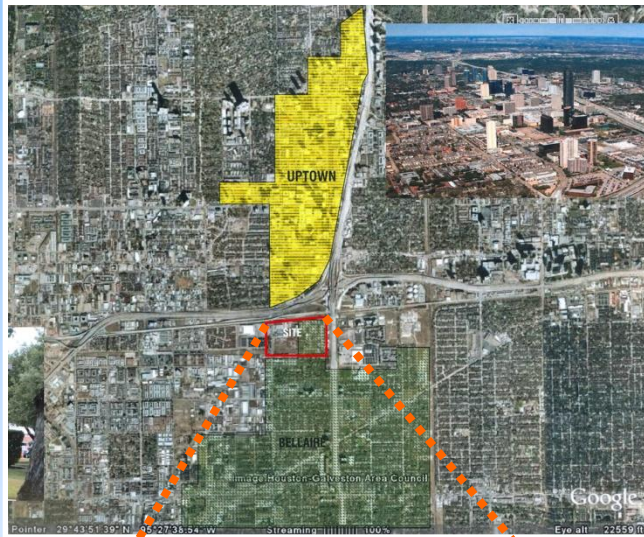
## Vertically Integrated

- Bus
- LRT
- Commuter Rail
- Private Development

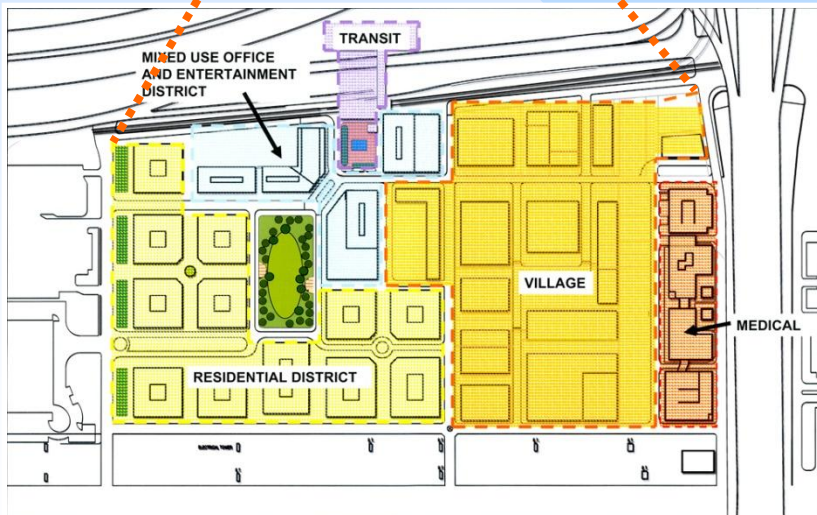




# TOD – Town Square – Urban Station



- Prime redevelopment
- Junction of two LRT lines
- 70+ acres
- Shared vision among two cities and private developers





# Public Private Partnerships

## Goals

- Ridership
- Revenue stream

# Public Private Partnerships

## Goals

- Own and control land
- Work to enable and support TOD

# PPPs Require New Thinking

## Public Agency Must:

- Have known face/representative to development community
- Frequently call on developers to update and participate
- Understand ROI and Return on equity
- Recognize developers' efforts toward utilities, zoning & entitlements
- Learn to say “Yes”



# PPPs Require New Thinking

## Private Side Must:

- Have innovative market and product strategies
- Have an understanding of the transit ethic, the built environment and pedestrian value
- Have plenty of patience